THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P25-16813-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 718,000 00 Affiant
Karen Johnson Davidson County Batch # 1248554 DEEDWARR 03/20/2025 12 15 32 PM 2 pgs Fees $13 00 Taxes $2,656 60 20250320-0020486	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MARCH, 2025 Notary Public MY COMMISSION EXPIRES 05/08/28 (AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05/08-2028

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Max Shafer et al	UNITED WHOLESALE MORTGAGE	
126 Chuzzlewit Down	585 SOUTH BOULEVARD E	172-01-0A-077.00-CO
Brentwood, TN 37027	PONTIAC, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Lauren Ingram, a married woman, formerly known as Lauren Lee Johnson**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAXWELL SHAFER, UNMARRIED, and TAYLOR KELLY, UNMARRIED, as Joint Tenants with Rights of Survivorship**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Lot No 77 on the Plan of Copperfield Revised of record in Plat Book 6900, Pages 555-559, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Anthony Ryan Rosile, an unmarried man by Warranty Deed from Justin Hill and Clara Hill, husband and wife of record in Instrument No 20210528-0072369 Register's Office for Davidson County, Tennessee, dated May 27, 2021 and recorded on May 28, 2021

Being the same property conveyed to Anthony Ryan Rosile, an unmarried man and Lauren Johnson, an unmarried woman as joint tenants with right of survivorship by Quitclaim Deed from Anthony Ryan Rosile of record in Instrument No 20210617-0081825 Register's Office for Davidson County, Tennessee, dated June 15, 2021 and recorded on June 17, 2021

Being the same property conveyed to Lauren Lee Johnson, an unmarried woman by Quitclaim Deed from Anthony Ryan Rosile, an unmarried man of record in Instrument No 20220825-0095980 Register's Office for Davidson County, Tennessee, dated August 19, 2022 and recorded on August 25, 2022

The said Lauren Lee Johnson having since married and is now known as Lauren Ingram

The said Tyler Ingram joins in this conveyance to convey any and all marital interest he may have in said property

THIS CONVEYANCE IS SUBJECT TO. (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements; (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations.

This is improved property known as **126 Chuzzlewit Down, Brentwood, TN 37027**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 18th day of March, 2025

Lauren Ingram

Tyler Ingram

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lauren Ingram,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 18 day of March, 2025

My Commission expires 7/3/28

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tyler Ingram,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 18 day of March, 2025

My Commission expires 7/3/28

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # JM-FK-25-126